

**16 Saddletree Close NE
Calgary, Alberta****MLS # A2242599****\$759,900**

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Outside Shed		

--\$30,000.00 PRICE DROP-- Welcome to this fully renovated 5-bedroom, 3.5-bathroom home offering 1,642 square feet of beautifully upgraded living space, located in the highly desirable and convenient neighborhood of Northeast Calgary. With a legal 2-bedroom basement suite and a double attached garage, this home is perfect for families, multi-generational living, or anyone looking for a mortgage helper with strong rental potential. From the moment you step inside, you'll be impressed by the grand open-to-below entrance, which floods the foyer with natural light and sets the tone for the spacious and modern interior. The main level has been completely updated with brand-new vinyl plank flooring, fresh paint throughout, and a revamped kitchen featuring quartz countertops, stylish cabinetry, a tiled backsplash, and stainless steel appliances. The spacious living and dining areas are perfect for hosting, while a convenient half-bath completes the main floor. Upstairs, you'll find three large bedrooms including a primary suite with a walk-in closet and a fully updated ensuite. All bathrooms in the home have been fully renovated with modern fixtures, custom vanities, and sleek tile work. The legal basement suite offers two generously sized bedrooms, a fully equipped kitchen, living area, full bathroom, and its own laundry setup — all with private access from a separate side entrance. Whether used as an income-generating rental or private space for family, it adds exceptional value and flexibility to the home. Step outside to enjoy a low-maintenance exterior — the entire property has been upgraded with concrete poured all around, including walkways, the side yard, and a fully finished backyard. A large deck provides the perfect spot for entertaining or relaxing, and the double attached garage offers both convenience and secure

parking. Located right next to a middle school and just minutes from the Calgary International Airport, this home is surrounded by multiple plazas, grocery stores, restaurants, transit access, and essential amenities. It's a rare opportunity to own a move-in-ready, income-producing property in one of Calgary's most vibrant and well-connected communities. This one truly has it all — space, style, location, and income potential. Book your private showing today and see the quality and value for yourself!